EXHIBIT W
GEOTECHNICAL ENGINEERING REPORT – ADDENDUM PREPARED
BY TERRACON, DATED AUGUST 27, 2014
August 27, 2014

American Tower Corporation
12830 SW Park Way
Portland, Oregon 97225

Attn: Mr. Kevin Arnold
P: (503) 708-1072
E: Kevin.Arnold@AmericanTower.com

Re: Geotechnical Engineering Report - Addendum
Proposed Cellular Tower
ATC #281865, AT&T #SN4931
2605 Mukilteo Speedway
Mukilteo, Snohomish County, Washington
Terracon Project No. 81145034

Dear Mr. Arnold:

This letter is an addendum to, and should be used in conjunction with, our Geotechnical Engineering Report for the project that was submitted to you on August 18, 2014. The purpose of this letter is to provide recommendations concerning a setback from the steep slope adjacent to the proposed tower lease area. The following recommendations are based on our conversations with you, a review of the project plans, subsurface data gathered during our previous site exploration, and our understanding of the City of Mukilteo Municipal Code (MMC).

Based on the zoning drawings prepared by Glotel, we understand the project will consist of construction of a 120-foot tall monopine communication tower, 12-foot by 20-foot pre-fabricated equipment shelter, and an 80-KW diesel generator atop a concrete pad. The new structures will be located within a 50-foot by 50-foot lease area west of Mukilteo Speedway (WA-SR 525) and will result in a total of 366 square feet of new impervious area. Current plans show the tower located just southwest of the center of the lease area, towards the top of the steep slope, and the generator and equipment shelter located further away from the steep slope in the northwest and northeast corners of the lease area, respectively.

According to Section 17.52A.020 (D) and (H) of the MMC, the slope to the west and southwest of the proposed lease area is classified as a geologic sensitive area due to the steep gradient. The Geologic Sensitive Areas Map (Attachment A) included in Chapter 17.52A maps the lease site as a moderate landslide risk, while the hillside to the west and southwest is mapped as a high landslide risk.

The project site plan provided to us by American Tower Corporation (Exhibit A-2 of our August 18, 2014 geotechnical report) shows the site topography, location and diameter of major trees,
and the mapped location of the top of the steep slope as established by site survey performed by others. A line denoting a 25 foot setback from the top of steep slope is also noted on the site plan. We understand that the proposed tower will be located outside of the 25 foot steep slope setback.

As a part of our original scope, we performed one boring at the site near the approximate tower location. Within the boring, we encountered very dense silty sand and hard sandy silt immediately from the surface. We did not encounter groundwater to the full 33-foot depth of our exploration and did not observe evidence within our sample intervals of previous slope instability or movement, such as disturbed soil or slickensides.

While on site we did not observe obvious signs of previous slope instability. Though the slope was vegetated, there were no clear landslide scarpes, slope benching, or curved or tilted trees visible from the top of the slope.

Section 17.52A.050(A) of the MMC states that the critical slope setback shall not be less than twenty-five feet from a steep slope, though accessory buildings less than 120 square feet may extend into the setback area to within 10 feet of the top of the slope. Based on the results of our site exploration and understanding of the project, in our opinion the proposed construction will not have an adverse impact on the stability of the nearby steep slope, adjacent steep slope setback area, or neighboring properties.

Because the site soils are in a very dense condition and are fine-grained in nature, the rate of pre-development surface water infiltration is likely quite low. The current low infiltration rate combined with the relatively small amount of proposed new impervious area for the project should result in little to no net increase in surface water discharge towards the slope. Based on our understanding of the plans, it does not appear that concentrated surface water flow will be directed towards the slope, but will be allowed to disperse naturally. The existing lease site and slope are heavily vegetated with a combination of large trees and thick, low underbrush. A 10-foot wide vegetated buffer is also planned to surround the new lease site. In our opinion, the proposed development as currently planned will not adversely impact erosion susceptibility of the slope.

Based on the information presented above, in our opinion a 25-foot wide buffer from the top of the steep slope adjacent to the site would be sufficient to avoid an adverse impact on the stability of the existing steep slope.

It should be noted that we performed a qualitative assessment of the slope conditions based on the topography, site observations, and conditions disclosed in the boring on the site and did not perform a quantitative analysis of the stability of the slope in either the current or proposed conditions. This letter is not intended to comment on the current stability of the slope, but is meant to discuss the potential impact of the proposed construction.
We appreciate the opportunity to perform these services for you. Please contact us if you have questions regarding this information or if we can provide any additional services.

Sincerely,
Terracon Consultants

Ryan M. Scheffler, PE
Senior Staff Engineer

Dennis R. Stettler, PE
Senior Consultant